162.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,500 / 780,500
					USE VALUE:	780,500 / 780,500
					ASSESSED:	780,500 / 780,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIONNE RACHEL A/TRUSTEE OF
Owner 2:	RACHEL A DIONNE 2015 TRUST
Owner 3:	
Street 1:	115 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DIONNE NORMAN J & RACHEL A -
Owner 2:	-
Street 1:	115 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 1679 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9187.000	290,100	3,500	486,900	780,500
Total Card	0.211	290,100	3,500	486,900	780,500
Total Parcel	0.211	290,100	3,500	486,900	780,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.89 | /Parcel: 464.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108083

GIS Ref

GIS Ref

Insp Date 05/31/18

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,100	3500	9,187.	486,900	780,500		Year end	12/23/2021
2021	101	FV	281,400	3500	9,187.	486,900	771,800		Year End Roll	12/10/2020
2020	101	FV	281,500	3500	9,187.	486,900	771,900	771,900	Year End Roll	12/18/2019
2019	101	FV	222,000	3500	9,187.	486,900	712,400	712,400	Year End Roll	1/3/2019
2018	101	FV	222,000	3500	9,187.	431,300	656,800	656,800	Year End Roll	12/20/2017
2017	101	FV	222,000	3500	9,187.	361,700	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	222,000	3500	9,187.	361,700	587,200	587,200	Year End	1/4/2016
2015	101	FV	209,400	3500	9,187.	313,000	525,900	525,900	Year End Roll	12/11/2014

!12654!

PRINT

Date	Time
12/30/21	15:20:08

LAST REV

Date	Time
06/19/18	12:20:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12654

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIONNE NORMAN J	65010-182		3/5/2015	Convenience	99	No	No		
	13319-277		10/27/1977		55,000	No	No		N

USER DEFINED

Prior Id # 1:	108083
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/1999	579	Alterati	18,000					REDO KIT
11/10/1997	682		2,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Meas/Inspect	BS	Barbara S
11/7/2008	Meas/Inspect	355	PATRIOT
12/6/1999	Meas/Inspect	263	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9187		Sq. Ft.	Site		0	70.	0.76	8									486,928						486,900	

Total AC/HA:	0.21090	Total SF/SM:	9187	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,928	Spl Credit		Total:	486,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31371689
Const Adj.:	0.99495000
Adj $ / SQ:	176.456
Other Features:	74090
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420472
Depreciation:	130346
Depreciated Total:	290126

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

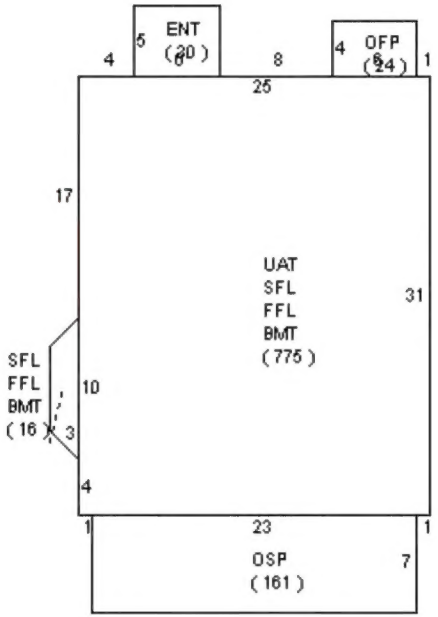
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.46
Special Features:	0	Val/Su Net:	104.28
Final Total:	290100	Val/Su SzAd	183.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	791	52.940	41,873
FFL	First Floor	791	176.460	139,577
SFL	Second Floor	791	176.460	139,577
UAT	Upper Attic	194	97.050	18,804
OSP	Screen Porch	161	29.270	4,713
ENT	ENTRY	30	26.270	788
OFP	Open Porch	24	43.780	1,051
	Net Sketched Area:	2,782	Total:	346,383

Size Ad	1582	Gross Area	3363	FinArea	1679

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1915	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

PARCEL ID

162.0-0002-0012.0

IMAGE

AssessPro Patriot Properties, Inc